

**Town of Bethany Beach
Planning Commission Minutes
March 22, 2008**

The Bethany Beach Planning Commission held a meeting on Saturday, March 22, 2008 in the Bethany Beach Town Hall, 214 Garfield Parkway, Bethany Beach, DE 19930.

The following members were present: Lew Killmer, who presided; Donald Doyle, Fulton Loppatto, Faith Denault and Kathleen Mink. Tony McClenny was officially excused from this meeting.

Also present: Councilman Tracy Mulligan, John Eckrich, Building Inspector, Seville Pettit, Administrative Secretary and interested members of the public.

The meeting was called to order at 9:03 a.m.

OPENING OF MEETING

Approval of Agenda

Mr. Killmer suggested a minor change to the agenda. Item D "Continue Update of Chapter 245" under old business will be tabled until the month of April. Ms. Mink made a motion to approve the agenda as amended. The motion was seconded by Mr. Doyle and unanimously approved.

Discussion/ Approval of the Planning Commission Minutes of February 16, 2008

Ms. Mink suggested some minor changes to the minutes. Mr. Doyle made a motion to approve the amended minutes dated February 16, 2008. The motion was seconded by Mrs. Denault and unanimously approved.

Announcements/ Comments/ Updates

Commercial Design Review Update (McClenny/ Killmer)

Mr. Killmer reported there was no meeting held during the month of February.

Comments/ Updates Regarding the February Town Council Meeting (All)

Mr. Killmer reported the Town Council approved the budget; there was a first reading on the smoking ban. Some minor changes were recommended and the ordinance will be sent to the Town Solicitor for the changes.

Mr. Killmer also noted at this time the Streetscape Plan has not been approved by the Town Council and that Council must approve a plan before the Town can move forward with a request for funding from State or Federal Agencies.

Update of Planning Commissioners Future Plan Related Projects (All)

Ms. Mink noted that information will be provided at the next meeting for the Planning Commissioners regarding the Comprehensive Development Plan.

Comments, Q&A and Discussion for Planning Commissioner Members

There was no discussion at this time.

PUBLIC COMMENT/ QUESTIONS FOR THE PLANNING COMMISSION

There was no discussion at this time.

NEW BUSINESS

Mr. Killmer provided a checklist of requirements for the members of the Planning Commission to use when reviewing requests for the combining of tracts/parcels of land.

Application for combining filed by Matthew A. and Joan M. Howard for property identified as Lot 1, Block 24 at 419 Wiegand Lane in the R-1 Zoning District.

Ms. Mink made a motion to accept and approve the application as presented. The motion was seconded by Mr. Loppatto and unanimously approved.

Application for combining filed by Matthew A. and Joan M. Howard for property identified as Lot 2, Block 24 at 421 Wiegand Lane in the R-1 Zoning District.

Mr. Doyle made a motion to accept and approve the application as presented. The motion was seconded by Ms. Mink and unanimously approved.

Application for combining filed by Jerry and Carolyn Parr for property identified as Lot 3, Block 24 at 423 Wiegand Lane in the R-1 Zoning District.

Mrs. Denualt made a motion to accept and approve the application as presented. The motion was seconded by Mr. Loppatto and unanimously approved.

Application for combining filed by Joan and John Murray for property identified as Lot 4, Block 24 at 425 Wiegand Lane in the R-1 Zoning District.

Mr. Loppatto made a motion to accept and approve the application as presented. The motion was seconded by Mrs. Denault.

Application for combining filed by John D. and Geraldine F. Walsh for property identified as Lot 5, Block 24 at 427 Wiegand Lane in the R-1 Zoning District.

Mr. Doyle made a motion to accept and approve the application as presented. The motion was seconded by Ms. Mink and unanimously approved.

Mr. Eckrich reported the next step would be having the Plots recorded with the Recorder of Deeds at the Sussex County Office in Georgetown.

Discuss URS Survey Results (All)

Mr. Killmer explained the URS Survey was to provide updated information to URS, so all the municipalities could share and benefit from the information.

The Planning Commission members reviewed and commented on the URS Survey results.

Mr. Killmer noted that updating and review of Chapter 245 would first be completed before scheduling a presentation by URS to the Planning Commission about services offered by URS that might benefit the Town of Bethany Beach.

OLD BUSINESS

Follow-up Discussion for the Proposed Updates to the Nonresidential Design Guidelines (Killmer)

Mr. Killmer presented an updated draft of the document that incorporated the changes recommended by the Planning Commission at the February meeting. Ms. Mink made a change to the document, which was provided to the members.

Ms. Mink made a motion to approve the document as presented. The motion was seconded by Mrs. Denault and unanimously approved.

Further Discussion of Proposed Roof Pitch Requirements (Eckrich)

Mr. Eckrich was actioned to research and comment on Kathleen Mink's proposed draft ordinance regarding minimal roof pitch requirements. After a thorough review and discussions with outside independent experts, it was determined that the proposed mandated roof pitches while maintaining a maximum building height of 31 feet above base flood level would result in lower than normal ceiling heights in structures as well as not achieving the ultimate goal of improving "curb appeal" via architectural diversity.

The Planning Commission members discussed and reviewed the additional information provided by Mr. Eckrich and requested Mr. Eckrich to send a brief note to the Town Council informing them that the Planning Commission does not wish to pursue further and has no viable solution(s) to this roof pitch versus building height issue.

Review Proposed Changes to §245-63 Permitted Signs to §245-73 Windblown Signs (All)

The Planning Commission members briefly reviewed and approved the changes that were proposed at the February Planning Commission meeting to Chapter 245-63 through 245-73.

Continue Update of Chapter 245 Starting at §245-81. Article XIII Exceptions and Modifications (Existing Lots of Record) (All)

Tabled until the month of April.

ADJOURN

Mr. Doyle made a motion to adjourn. The motion was seconded by Ms. Mink and unanimously approved. The meeting was adjourned at 10:03 a.m.

Respectfully Submitted,

Seville Pettit
Administrative Secretary